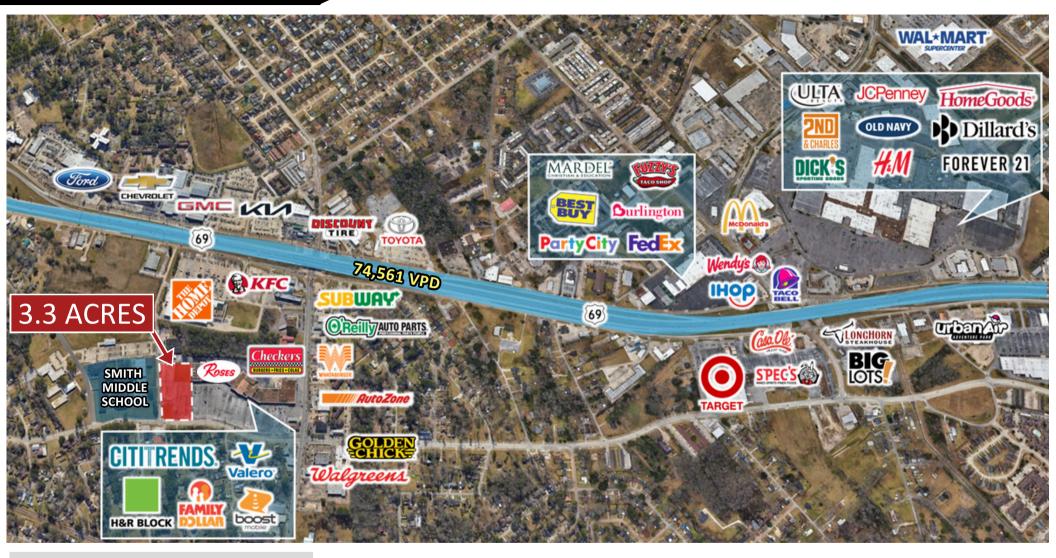


BEAUMONT VILLAGE PAD SITE

4645 CONCORD RD, BEAUMONT, TX 77703



LAND AVAILABLE

3.3 ACRES (varying size options)



\$3 / sq ft

TRAFFIC COUNT 2023

27,149 VPD



PROPERTY DETAILS

Pad sites available for new development alongside existing
Beaumont Village shopping strip (option to divide property based
on user needs). Convenient access to and from HWY 69.
Additional daily traffic from neighboring Smith Middle School.
Easy access and abundant parking. Surrounded by several national
retailers and restaurants. Total traffic counts for bordering streets
is 27,149 VPD.

AREA RETAILERS













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